

MINUTES
(Amended)

City of Franklin
Plan Commission Meeting

March 18, 2004
Approved April 08, 2004

CALL TO ORDER

- I.** Mayor Klimetz called the regular meeting of the Plan Commission of March 18, 2004, to order at 7:04 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Dorsan & Commissioners Bennett, Knueppel, Ritter, Skowronski & Ziegenhagen. Also present was Planning Manager Buratto.

MINUTES

Thursday, February 05, 2004
Regular Meeting

II.

- A** Commissioner Ritter moved and Commissioner Skowronski seconded a motion to approve the minutes of the regular meeting of the Plan Commission of February 05, 2004, subject to changes that appear in the minutes of February 19, 2004. Upon voice vote Commissioners Knueppel, Ritter, Skowronski and Ziegenhagen voted 'aye'. Commissioner Bennett abstained. Motion carried.

Thursday, February 19, 2004
Regular Meeting

- B** Commissioner Ziegenhagen moved and Commissioner Knueppel seconded a motion to approve as published the minutes of the regular meeting of the Plan Commission of February 19, 2004. Upon voice vote, Alderman Dorsan & Commissioners Knueppel, Ritter & Ziegenhagen voted 'aye'. Commissioners Bennett & Skowronski abstained. Motion carried.

Monday, March 01, 2004
Special Meeting

- C** Commissioner Ziegenhagen moved and Commissioner Ritter seconded a motion to approve the minutes of the special meeting of the Plan Commission of March 1, 2004, correcting the meeting location and striking the last paragraph of II.A. Upon voice vote, all voted 'aye'. Motion carried.

Thursday, March 04, 2004
Regular Meeting

- D** Commissioner Ritter moved and Commissioner Knueppel seconded a motion to approve as published the minutes of the regular meeting of the Plan Commission of March 04, 2004. Upon voice vote, all voted 'aye'. Motion carried.

Wednesday, March 10, 2004
Special Meeting

- E** Commissioner Ritter moved and Commissioner Knueppel seconded a motion to approve as published the minutes of the special meeting of the Plan Commission of March 10, 2004. Upon voice vote, Alderman Dorsan & Commissioners Bennett, Knueppel, Ritter and Skowronski voted 'aye'. Commissioner Ziegenhagen abstained. Motion carried.

PUBLIC HEARING

Special Use Amendment
Franklin Oaks Partners, LLC
Franklin Oaks
Condominiums,
S of West Drexel Avenue &
W of South 27th Street

III.

- A** The Mayor opened the Public Hearing on the request for an amendment to a special use for Franklin Oaks Partners, LLC, at 7:12 p.m. Planning Manager Buratto read the Public Hearing notice into the record. The amendment to the Special Use was to allow the multiple-family rental units to be changed to condominium units. No other changes were requested. No one coming forward, the public hearing was called to a close at 7:13 p.m.

Alderman Dorsan moved and Commissioner Knueppel seconded a motion to suspend the rules to allow action on the request at this meeting. Upon voice vote, Alderman Dorsan & Commissioners Bennett, Knueppel, Skowronski and Ziegenhagen voted 'aye'. Commissioner Ritter voted 'no.' Motion carried.

Alderman Dorsan moved and Commissioner Knueppel seconded a motion to recommend to the Common Council a resolution to approve the amendment to a special use contingent upon Common Council approval of the text of the resolution and contingent on approval of the recommended resolution as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

BUSINESS

IV.

Consultation

Larry Schneider

Consideration of adding limited motorcycle assembly, repair and accessory sales as a special use in the B-3 Community Business District. NW corner of South 29th Street & West Ryan Road

A. Discussion only. Plan Commission gave no direction to applicant.

Consideration of amending certain Residential Zoning District requirements to allow development when public water facilities are not available.

B. Commissioner Skowronski moved and Commissioner Ritter seconded a motion to direct City Engineer Bennett, City Attorney Wesolowski and Planning Manager Buratto to develop language to allow development on lots of record and previous lots of record as of the date of this amendment to the Unified Development Ordinance when sanitary sewer is available, but public water is not available. The proposed ordinance is to be available for consideration no later than the April 22, 2004, Plan Commission meeting. Upon voice vote, all voted 'aye'. Motion carried.

Workgroup for signs

C. Staff directed to send a letter to Menards inquiring when the billboard signs will be removed.

Archdiocesan lands

D. The Plan Commission believes the property on South 76th Street should remain residential. The Plan Commission asked for a proposal for the West Ryan Road property.

"In-law Suites"

E. Commissioner Ritter moved and Alderman Dorsan seconded a motion to table the discussion until the regular Plan Commission meeting of April 08, 2004. Upon voice vote, all voted 'aye'. Motion carried.

Veterinary Clinic with Boarding Kennels

F. Commissioner Ritter moved and Alderman Dorsan seconded a motion to table the discussion until the regular Plan Commission meeting of April 08, 2004. Upon voice vote, all voted 'aye'. Motion carried.

Common Council request to amend Unified Development Ordinance Table 15-3.0402 regarding minimum land area requirements for PDD Planned Development Districts by general use type

G. Commissioner Skowronski moved and Commissioner Bennett seconded a motion at the direction of the Common Council to set a Public Hearing for April 22, 2004, to consider the changing the minimum land area regulation for residential. Staff is directed to prepare an ordinance reflecting a five (5) acre minimum. Upon voice vote, all voted 'aye'. Motion carried.

Common Council request for creation of a new zoning category for future development of unsewered areas in the City of Franklin (public hearing on June 3, 2004)

H. Alderman Dorsan moved and Commissioner Ritter seconded a motion directing staff to distribute copies of the Unsewered Area Task Force report to the Plan Commission and to have Commissioner Ziegenhagen present the Task Force Report at the regular meeting of the Plan Commission on April 08, 2004. Staff is directed to notify the Task Force members of the meeting on April 08, 2004, and to bring the vote of the Task Force to the meeting. Upon voice vote, all voted 'aye'. Motion carried.

UDO: possible changes to zoning district uses

I. Alderman Dorsan moved and Commissioner Knueppel seconded a motion to set a special Plan Commission meeting on Thursday, March 25, 2004, at 6:30 p.m., in the Common Council Chambers, to look at uses, new zoning categories and changes to existing districts.

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Recommendation to the
Common Council on
visioning and goal
setting for the future

J. Commissioner Bennett suggested that the Common Council hold focus groups consisting of one (1) member from each Board or Commission. Commissioner Ritter expressed the hope that the visioning would lead the Common Council to establish goals and strategies and that they then share those with the Boards and Commissions.

NEXT SCHEDULED PLAN
COMMISSION MEETINGS

Thursday, April 08, 2004
Tuesday, April 20, 2004

V. No action needed; none taken.

ADJOURNMENT

VI. Commissioner Ritter moved and Alderman Dorsan seconded a motion to adjourn the March 18, 2004, regular meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. Meeting adjourned at 9:13 p.m.